

**CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
City Hall Training Room**

Monday, June 12, 2017

Attending:

Council Member John Mickelson
Council Member Jim Sandager
City Attorney Richard Scieszinski
Deputy City Manager Jamie Letzring
Planner Karen Marren
Planner Kara Tragesser

Development Director Lynne Twedt
Development Coordinator Linda Schemmel
Chief Building Official Rod Van Genderen
Principal Engineer Ben McAlister
Communications Specialist Lucinda Stephenson
Planner Brad Munford
Planner Brian Portz

Guests:

Item #1 –Southeast corner of Mills Civic Pkwy & S. 60th Street

Seth Sunderman, Bishop Engineering
John Knapp, Iowa Realty Comm.
Angie Tessau, Tessau Realty
Lisa Bianco, Homeowner Glen Oaks
Mary & Ken Madden, Homeowner Glen Oaks
Nick Krueger, Homeowner Glen Oaks

The meeting of the Development and Planning City Council Subcommittee was called to order at 8:00 a.m.

1. Southeast corner of Mills Civic Pkwy and S. 60th Street – Mixed Commercial Concept – MNR Holdings

Development Director, Lynne Twedt provided background information on the proposed project. The area is designated medium density and support commercial on the comprehensive plan land use designation and area development plan and the developer would like to change it to commercial and office.

Seth Sunderman, Bishop Engineering, went over proposed uses stating it would be a mixed use commercial development. He provided specific uses for the buildings: Buildings 1-4 would be a convenience store, gas station, sit down restaurant and drive-thru restaurant. Building 5 would be a hotel and Building 6 would be a multi-tenant commercial building on the 1st floor and residential on the 2nd floor. Building 7 is a car wash and Buildings 8-9 would be office space.

Mr. Sunderman discussed how access to the site would be accomplished and proposed landscaping along the east and south side to help provide the screening requirement from Glen Oak's residential.

Council member Mickelson asked if an elevated buffer was there now.

Mr. Sunderman stated currently it is a mix of trees and they would like to keep as much of the trees as possible.

Council member Mickelson asked Director Twedt, under existing medium density residential how many units would be allowed.

Ms. Twedt responded 12 units per acre is allowed in medium density.

Council member Mickelson stated that could result in houses pushed to the property line.

Director Twedt stated the plan under the approved area development plan had townhomes against the property line.

Council member Sandager stated there are long term issues with traffic on Mills Civic Parkway and wanted to know what the traffic impact would be.

Ms. Twedt stated the preliminary traffic number is okay based on the 2006 area development plan, but a

formal study will need to be done with this proposal.

Nick Krueger, Glen Oaks homeowner, discussed traffic issues when taking the I-35 South exit to Glen Oaks and having to cross four lanes of traffic, he felt adding more commercial would amplify the problem. He stated his preference of a big berm with trees on top as opposed to a car wash with fans from dryers or a hotel.

Council member Mickelson stated he didn't know if there were regulations regarding the distance the car wash must be from residential.

Director Twedt stated she didn't believe there were any requirements in code.

Council member Sandager asked how tall the buildings would be.

Mr. Sunderman stated the maximum height is 36'

Mr. Sandager responded that the hotel would then be no more than two or three stories.

Mr. Sunderman stated that was correct, for building #6 the maximum height would be 2 stories and buildings 8 and 9 would be single story.

Council member Mickelson asked if there would be a new traffic study.

Director Twedt stated a new traffic study would be done.

Lisa Bianco, Glen Oaks homeowner, stated she has lived in Glen Oaks over 20 years and watched everything come up around the neighborhood. She mentioned there are already a lot of hotels and restaurants in the area and questioned the need for more. She also felt traffic would be increased and much denser as a result of that much commerce in the area.

Council member Sandager agreed it felt intense with the car wash and fast food restaurants but that is what commercial allows. He continued, the only difference between this and what is currently allowed is the requirement that the east and south side are medium density residential. He then posed to the Glen Oaks homeowners in attendance, which type of zoning they would prefer, office or medium density assuming the traffic study passes.

Nick Krueger stated he would prefer residential rather than a car wash.

Council member Sandager asked Mr. Sunderman what the challenges of medium residential are on the site.

Mr. Sunderman stated they would prefer to keep it as commercial business park for maximum benefit due to the cost of the ground.

Council member Mickelson stated it sounded like there could be over one hundred residents with their cars and other belongings, as well as children and people outside at night grilling.

Director Twedt stated a more realistic number of residents would be around 60.

Deputy City Manager, Jamie Letzring asked if the units would be apartments or townhomes.

Director Twedt stated they could be either in medium density.

Council member Mickelson was comfortable with Bishop and the City saying they will work on the shielding but felt the carwash noise would be a problem that needed to be reevaluated.

Ms. Bianco expressed concerns with meadow being used for shielding.

Mr. Sunderman stated they would utilize trees for buffering along the property line and transition to a meadow beyond that.

Council member Sandager's general reaction was the site seemed very intense and his biggest concern was the screening to minimize the intensity and impact on the neighbors.

Director Twedt stated the City will run a traffic study and clarified where Council members stood on the issue.

Council member Mickelson agreed with Council member Sandager that the applicant needs to minimize the impact on the residents. He stated the traffic study would more than likely limit the amount of buildings which would help with minimizing the intensity.

Direction: Council Members were supportive of commercial and office taking away the residential

component along the eastern boundary.

2. Property Maintenance Code – Rod VanGenderen

Rod VanGenderen, Chief Building Official, discussed changes to the Property Maintenance Code. Last fall the City received a large number of complaints regarding an apartment complex that wasn't progressing. He stated a lot of the issues were lack of landscaping or trees and unfinished sidewalks.

Staff didn't have many tools to address the issues because berming and those types of things are not required to be completed until the project is complete. Mr. VanGenderen then went over some of the proposed changes to the Code.

1. Requiring some type of perimeter fencing, chain link or mesh to keep debris from blowing into the neighborhoods.
2. Requiring them to propose the project in phases through the site plan process.

Direction: Council Members were supportive of to address the issue.

3. Allowance of Carports – Linda Schemmel

Linda Schemmel, Development Services Coordinator discussed the allowance of carports. She stated an update is being made to the accessory structure portion of the zoning ordinance because carports were not clearly described. The update includes defining it, putting architectural standards on it, and defining where it would be allowed.

Ms. Schemmel referenced a Development & Planning Subcommittee meeting that was held in March where it was proposed that carports not be allowed in single family or manufacturing zoning districts. She continued that carports are a viable option for some homeowners. If carports were allowed in these districts it would not be in lieu of the current requirement of at least a 1 1/2 car garage.

Staff is proposing to allow carports in medium and high density zoning districts plus office and commercial.

Council member Sandager asked if the City allows carports in commercial, medium and high density would they require the same architectural standard.

Ms. Schemmel stated on those types of projects Staff would review the carport with the site plan and all other architecture. She continued, with single family Staff does not review the architecture so we would require architectural standards.

Council member Sandager stated he was supportive of allowing carports in single family zoning with architectural standards but the problem with that is we can't enforce it. He asked if someone put up a carport that didn't meet the architectural standards what the City could do in terms of enforcement.

Ms. Schemmel stated it would be the same as any other structure in a residential lot that was put up without a permit.

Rod VanGenderen, Chief Building Official stated a lot of this came up because carports can be installed over a weekend. He agreed with Linda that they are a viable option for single family by providing a cost effective way to get shelter for their vehicle or boat.

Ms. Schemmel added the pre-fabricated units cause the most problems because you can pick it out and put it together in a weekend and they don't necessarily match the architecture.

Director Twedt commented Staff would like to allow carports in single family with architectural standards, which included utilizing the same materials to match the building. She also stated it is Staff's opinion that the pre-bought kits are not an acceptable option.

Mr. VanGenderen provided the example where people were not coming in to get permits to finish their basements because of the high costs of the fee. Staff lowered the fees to get people in the door so they could

ensure they have smoke detectors or egress windows for bedrooms. He stated that is the goal with carports instead of putting them up without a permit we want them to come in for permitting where Staff is able to tell them what the rules are.

Council member Sandager stated he was fine with allowing it in single family with architectural standards to provide some oversight.

Direction: City Council member Sandager was supportive of allowing carports in single family with architectural standards.

4. Allow Single Family Residential Use in Non-Residential Zones – Lynne Twedt

Lynne Twedt, Director Development Services discussed a property off of Maffitt Lake Road that had fallen into disrepair and was Court ordered to be torn down by the City. The property owner still has a mortgage they are paying on the property but they have no structure. It is zoned office and they haven't been able to sell it. Since it is office and the house has been gone over a year, per current code they can't rebuild a single family structure.

Director Twedt discussed possible options that would allow a single family home be rebuilt on the property. She discussed unique situations where there are farmsteads or acreages that someone wants to build their house on. In those instances Staff would sit down with the applicant and provide information on land use or layout changes that could affect them in the future and if they still chose to build it would be at their own risk.

Council member Sandager wanted to make sure we weren't creating a new ordinance or policy change because of this specific property.

Director Twedt stated they have had other people come in and request the same thing. It is felt that even though Staff doesn't agree that it is smart for the applicant to build, it shouldn't be Staff's decision whether or not it makes sense to build in an area as long as they are aware of the potential future changes to the area and adjacent properties and that the applicant wouldn't be protected from those changes.

Council member Sandager agreed and stated it is buyer or builder beware.

Ms. Twedt stated the City would record something against the property.

Direction: City Council member Sandager was supportive of allowing a single family residential home in non-residential zones with parameters.

5. Upcoming Projects – A map was provided with a brief description of each.

- a. Comprehensive Plan Amendment and Rezoning (8585 Ashworth Road) – Amend Comprehensive Plan Land Use Map from Office to Community Commercial and High Density Residential land use and consistency zone the property from “unzoned” to Community Commercial (CMC) and Residential High Density (RH-18) – CPA-003509-2017/ZC-003510-2017.

Brian Portz, Planner, stated this is the Fink Property and they are looking to construct apartments on the site. The applicant would like to zone the property high density and community commercial. Planning staff is looking at the future land uses for this area and the proposal is in line with what staff was thinking for the property in question. The applicant hasn't submitted an actual site plan for the apartments yet.

- b. Roadway Easement Vacation (575 S. 60th Street) – Vacate 40' roadway easement on north side of property – VAC-003496-2017

Brian Portz, Planner, stated the location of the property is south of the Morningstar site at 525 S. 60th Street. Mr. Portz stated the City Council approved a vacation of the north side of the 80' roadway easement last year and this request is to vacate the south side now that the property ownership has changed.

- c. McKinney Property (3536 Booneville Road) – Site grading to accommodate fill dirt – GP-003502-2017.

Kara Tragesser, Planner stated this is a grading plan north of Raccoon River Drive and they are proposing to take dirt from a site to the north (Roger's Farm Apartments) to fill in the flood plain and raise the site.

- d. School of Classical Ballet (1509 42nd Street) – Construction of approximately 11,000 sf ballet school and related site improvements – SP-003506-2017

Brad Munford, Planner stated the developer is planning on building an 11,000 sf dance and ballet school at 1509 42nd Street, which is off of a private drive.

- e. Colby Office Park Plat of Survey (1031 Office Park Road) – Creation of one lot for the transfer of ownership – POS-003508-2017

Brad Munford, Planner discussed the request for a plat of survey to divide the property so a portion can be transferred to sell to another individual.

- f. Woodland Hills of West Des Moines Plat 3 Vacation – Vacation of sanitary sewer easement platted as part of Woodland Hills of West Des Moines Plat 3 – VAC -00349-2017

Brad Munford, Planner described the request for a sanitary sewer vacation. They are developing a 14 unit postage stamp townhome plat and have stated the sanitary sewer could create some issues with their design, so they are asking to vacate it.

Ben McAlister, Principal Engineer stated there is existing sewer there so they can't vacate that unless the existing sewer is rerouted as a part of the development.

6. Minor Modifications

- a. Wayfinding – City of West Des Moines – Paint wayfinding symbols on trail paving MML1-003504-2017
- b. 916 9th Street – Metro Acquisitions – Building design and minor site modifications – MML1-003507-2017

7. Other Matters

The meeting adjourned at 8:54 a.m. The next regularly scheduled Development and Planning City Council Subcommittee is June 26, 2017.

Lynne Twedt, Development Services Director

Juanita Greer, Recording Secretary